

SUBSTITUTE TRUSTEE'S SALE OF VALUABLE FEE SIMPLE PROPERTY

Under and by virtue of the power and authority contained in a certain Deed of Trust from Goshen Estates, Inc., a body corporate of the State of Maryland, to the Trustees therein, dated December 4, 1978 and recorded among the Land Records of Frederick County in Liber 1069, folio 303, default as defined in said Deed having occurred, and at the request of the party secured thereby, the undersigned, Substitute Trustee, will offer for sale at public auction, at the Courthouse Door at 100 West Patrick Street, Frederick, Maryland, on

TUESDAY, SEPTEMBER 21, 1982

AT 10:00 A.M. D.S.T.

ALL THOSE LOTS situate in the County of Frederick, State of Maryland, and described as follows:

Lots Numbered Nineteen (19) and Twenty (20) in Block B, in a subdivision known as and called "Plat 3, Section 2, HORSE SHOE FARM ESTATES" of the Land Records of Frederick County, Maryland, as per plat thereof recorded in Plat Book 17, Plat No. 168.

These lots are unimproved.

The property will be sold subject to conditions, restrictions and agreements of record affecting the same, if any.

TERMS OF SALE: A deposit of \$1,000.00 for each lot, in cash, or by a certified check drawn upon, or a cashier's or treasurer's check, of a responsible banking institution will be required of the purchaser or purchasers at the time and place of sale. The balance of the purchase price shall be paid in cash upon final ratification of the sale by the Circuit Court for Frederick County.

Interest at the rate of 10% to be paid on unpaid purchase money from the date of sale to date of settlement. Taxes, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and metropolitan district charges and special paving taxes, if any, to be adjusted to date of settlement. Cost of all documentary stamps, State of Maryland and Frederick County transfer taxes and any other charges incident to the recording of the Deed to the purchaser shall be borne by the purchaser.

Terms of sale to be complied within ten (10) days after final ratification thereof by the Circuit Court for Frederick County; otherwise the deposit shall be forfeited and the property shall be resold at the risk and cost of the defaulting purchaser or purchasers.

H. Reese Shoemaker, Jr.

Substituted Trustee

James H. Clapp, Esquire

SHOEMAKER, SMITH & CLAPP DELBERT S. NULL, Auctioneer

124 North Court Street

10 West College Terrace

Frederick, Maryland 21701

Frederick, Maryland

301-663-8100

EXHIBIT B

ACKNOWLEDGMENT OF PURCHASE

We, the undersigned, hereby agree(s) to have purchased from H. Reese Shoemaker, Jr., Substitute Trustee in No. 32,807 Equity in the Circuit Court for Frederick County, the real estate described in the attached advertisement of public sale as Lot No. 19 in Block B in accordance with the terms and conditions thereof, at and for the sum of Eleven Thousand Six Hundred Dollars (\$11,600.00) of which the sum of One Thousand (\$1000.00) is paid simultaneously with the execution hereof.

Goshen Estates Inc.

By: James H. Clapp (SEAL)

Date: September 21, 1982

Witness:

Hazel M. LaCoste

James H. Clapp 24, 11 82